



# A lakeside lodge in the Harleyford Estate

**1 The Lakes, Harleyford, Henley Road, Marlow, Buckinghamshire SL7 2SL**

Leasehold (125 years from 1995)

**savills**

Idyllic lakeside setting • Two double bedrooms • Large vaulted reception room • Two bath/shower rooms • Modern throughout • Large private terrace • Pretty outlook • Ideal holiday home

#### Introduction

Situated in an idyllic lakeside setting is this beautifully presented detached lodge, providing spacious accommodation with a particularly lovely vaulted reception room. There is a large private terrace in addition to the first floor balcony. Harleyford is a coveted gated golfing estate and Marina on the River Thames, occupying a wonderful site in the Thames Valley next to an Area of Outstanding Natural Beauty.

#### Distances & Times

Marlow Station - 2.0 miles (walking), Marlow High Street - 1.5 miles.

#### Situation

Harleyford is a most beautiful private country estates, steeped in history and nestling on the banks of the River Thames, near Marlow, Buckinghamshire. This wonderful location offers a perfect blend of leisure and convenience being just five miles from the M40. At the heart of the Estate lies an 18th Century Grade 1 Listed Georgian Manor House restored to an award winning standard in 1989.

Parts of the grounds are attributed to the 18th Century landscape designer Capability Brown and have been designated as An Area of Outstanding Natural Beauty.

Within the grounds lie a marina and Thames side moorings, holiday homes, residential properties and an idyllic riverside wedding venue.

Harleyford is rural in setting yet just 1.8 miles from the town centre of Marlow. Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town.

Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs.

For commuters, the town has a train station to Paddington (via Maidenhead) and the M40 motorway is accessed from the A404(M) which passes the town.





#### **Accommodation**

Stepping up from the path there is a large wrap-around terrace overlooking the lawns and the lake. The entrance leads into a hallway with access to the two bedroom and shower, and also provides a useful area under the staircase for a workdesk. The principal bedroom is a good double bedroom with a beautifully fitted en suite bathroom. The second bedroom is also a good double room, with both bedrooms overlooking the lawns and terrace.

To the first floor the staircase opens up to a wonderful open plan reception room with a high vaulted ceiling, with a high feature atrium window to one end providing access to the first floor balcony. Off this room is a modern and beautifully presented kitchen, it too has views of the lake to the front.

#### **Directions**

From Marlow town centre head south-west out of the town along Henley Road for about 1 mile, where the entrance to Harleyford is on the left hand side of the road. On entering Harleyford, keep along the main route through the golf club, turning left at the bottom and follow the signs for The Lakes. Park in the first car park at The Lakes and follow the path to the end on the right.

#### **Local Authority**

Wycombe Council – Band E

#### **Services**

Private services.

#### **Tenure**

Leasehold 125 years from 1995

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.

#### **Postcode**

SL7 1SL



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**Approximate Area** 81.8 sq m / 880 sq ft

**Store** 2.3 sq m / 25 sq ft

**Total** 84.1 sq m / 905 sq ft

**Richard Maby**

Savills Marlow

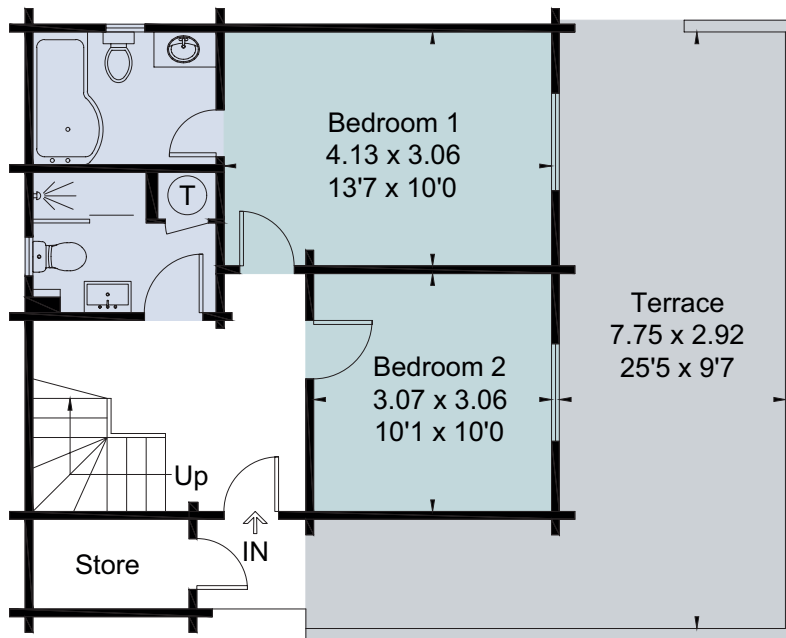
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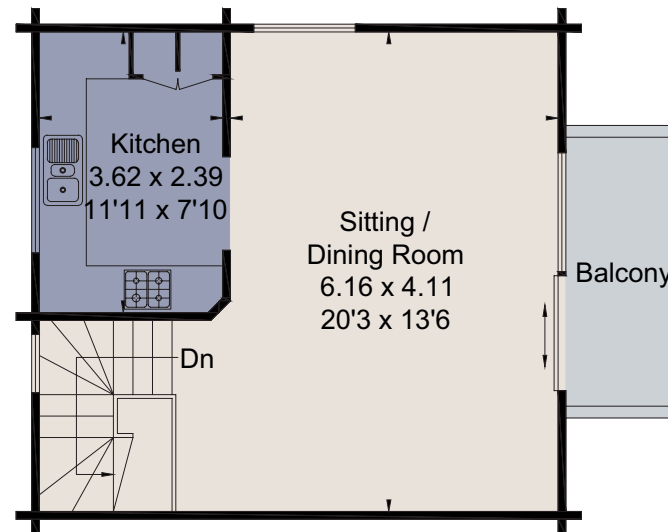


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**Ground Floor**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		54
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

For identification only. Not to scale. © 201105RM

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